



9 Crossways Badger Hill

York, YO10 5JH

**Guide Price £300,000**



**NO ONWARD CHAIN!** Located on this well presented street is this impressive two bedroom semi detached bungalow within the sought after area of Badger Hill, close to shops, schools and amenities as well as the University of York and excellent transport links. This well cared for home is ready to move into with the added benefit of having uPVC double glazing and gas central heating. Internally it comprises fitted kitchen, 15' lounge/dining room, inner hallway, two double bedrooms, conservatory overlooking the garden and a fabulous three piece wet room style shower room. To the outside is a front driveway providing ample off street parking, secure gates to side which leads to a single detached garage. To the rear is garden with patio and lawn areas, nature pond, raised vegetable beds and a greenhouse. An accompanied viewing is strongly recommended.

### Kitchen

Entrance door, uPVC windows to front and side, fitted wall and base units, counter tops, one a half stainless steel sink with mixer tap, double eye level oven, electric hob, double panelled radiator, space for appliances, wall mounted gas combination boiler, power points, vinyl flooring.

### Lounge/Dining Room

uPVC windows to front, double panelled radiator, electric fire with surround, TV point, power points, carpet.

### Inner Hallway

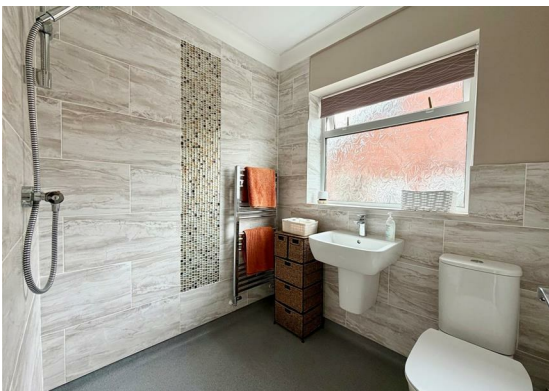
Loft access, carpet.

### Bedroom 1

uPVC window to rear, double panelled radiator, power points, carpet.

### Bedroom 2

Sliding doors to conservatory, double panelled radiator, power points, carpet.





### **Conservatory**

uPVC double glazing, glazed door to garden, double panelled radiator, power points, vinyl flooring.

### **Outside**

Front gravelled driveway with low maintenance flower borders, secure gate to side, rear garden with patio and lawn areas, raised vegetable beds, mature trees and greenhouse.

### **Garage**

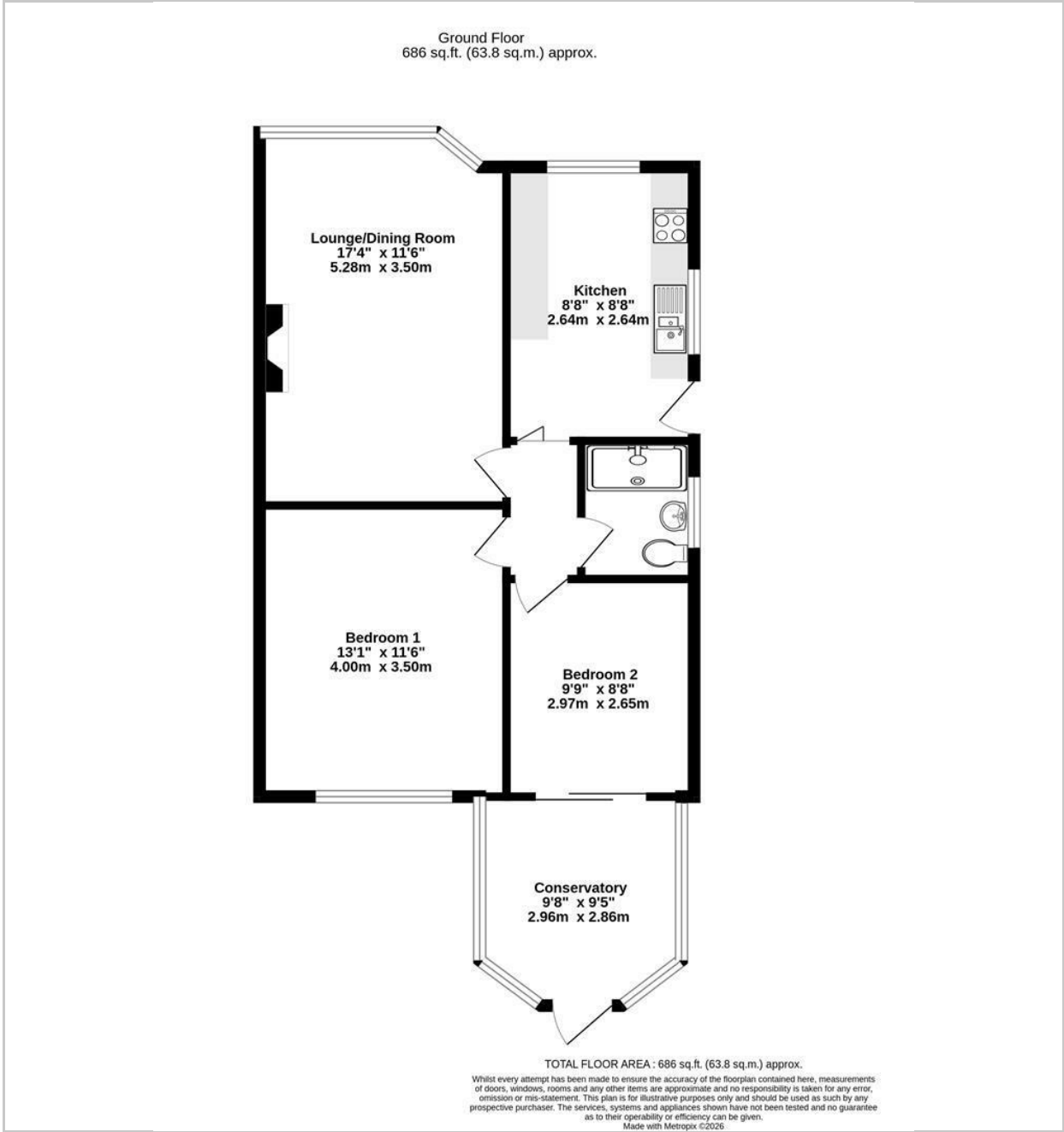
Up and over door, side door, power and lighting.

### **Agents Note:**

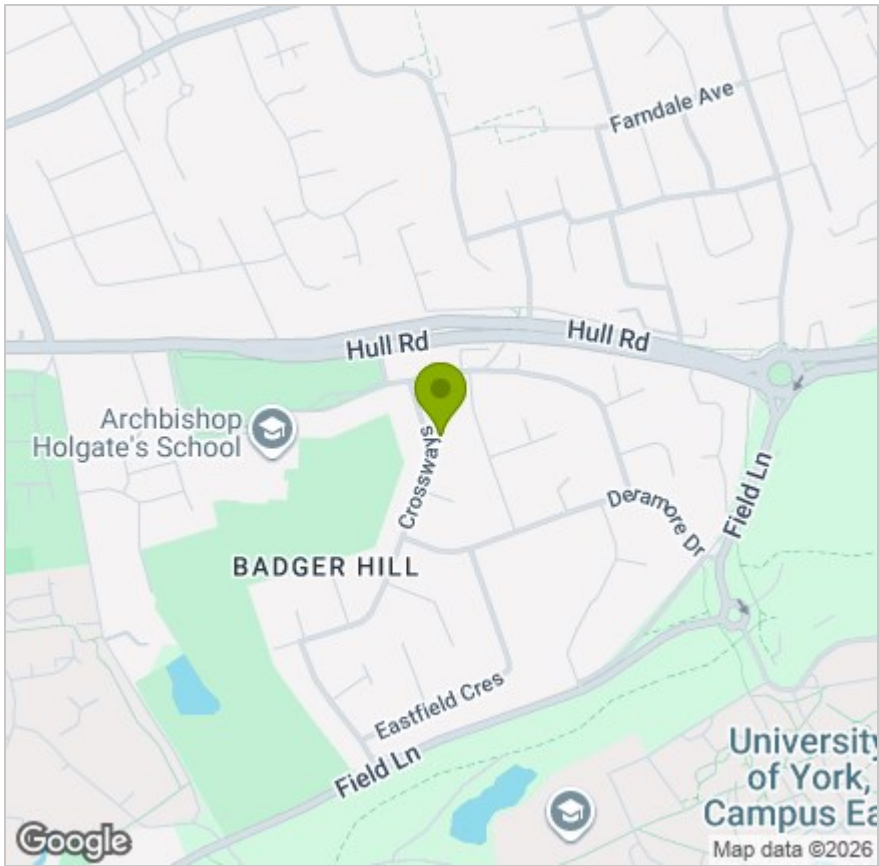
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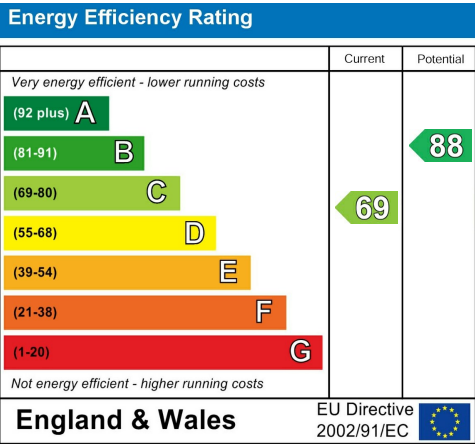
FLOOR PLAN



LOCATION



EPC



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